

TABLE 1

SCHEDULE OF DIMENSIONAL REGULATIONS

(4) District	Minimum Lot Dimension		Minimum Yard Dimensions (3) (feet)			Maximum Building Height		Maximum Lot Coverage (%)
	Area (sq. ft.)	Frontage (feet)	Front	Side	Rear	(stories)	(feet)	
* R-A	*45,000	*150	20	10	10	2 ½	35	25
**R-B	**60,000	*200	40	25	25	2½	35	20
G-B	60,000	200	40	25	25	2½	40	20
LI-A	60,000	150	40	25	25	3	40	40
LI-B	60,000	150	40	25	25	3	40	40
*B	*25,000	*125	20	10	10	3	40	40
V-C	25,000 (6)	125	20 (5)	10	10	3	40	50
I	60,000	150	40	25	25	3	40	30
W	(1)	(2)		(2)		(2)		(2)
**WSP	**90,000							

- (1) The portion of any lot in the Wetland and Watershed Protection District may be used to meet the area and yard requirements for the Residential District in which the remainder of the lot is situated provided not less than twenty thousand (20,000) square feet of said lot is outside the Wetland and Watershed Protection District. Land in the Wetland and Watershed Protection District may not be used to meet area requirements in the Business and Industrial Districts.
- (2) Not applicable.
- (3) The yards defined herein shall, except for customary walks and driveways, be kept open and/or landscaped and shall not be used for the parking or storage of automobiles, trucks, recreational vehicles, trailers and boats.
- (4) Includes accessory buildings.
- (5) In the Village Center District, the following additional front yard provisions shall apply:
 - (a) The maximum front yard setback permitted shall be thirty (30) feet.

- (b) A minimum of 80 per cent of the front yard shall be landscaped open space; excluding, in the opinion of the Zoning Board of Appeals, that access is limited due to the grade of level being greater than ten percent (10%).
 - (c) The Zoning Board may, by special permit, reduce the required size of a front yard setback in the V-C District.
- (6) The minimum lot area for assisted elderly or supportive housing developments shall be 12,000 square feet or 1,000 square feet multiplied by the number of sleeping rooms, whichever is greater.

EFFECTIVE DATE Minimum Lot Dimensions
Boston, Massachusetts

July 19, 1973

foregoing amendment to Zoning By-Laws adopted under Article 10 is hereby approved.
Robert H. Quinn, Attorney General

Minimum Lot Dimensions Amended – July 1, 1986, - Francis X. Bellotti, Attorney General

5.1 Accessory Buildings

No detached accessory building or structure shall be located closer to any principal building than a distance equal to the height of such accessory building or structure. No accessory building or structure shall be located within the required front yard area nor shall it be located in any side yard nearer to the lot line than ten (10) feet, or in the rear yard area nearer to the lot line than five (5) feet. In no case shall accessory buildings cover more than thirty percent (30%) of the total required rear yard area.